

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

LOANS AND ADVANCES – Advances to Government Servants for House Building Advance purposes – House Building Advance of **Rs.5,00,000/-** to Sri K.Srinivas, Typist – Cum - Assistant, Housing Department for Site-Cum-Construction of House – Sanctioned - Orders – Issued.

HOUSING (OP.A1) DEPARTMENT

**G.O.Ms.No. 202**

**Dated:02-08-2010.**

Read the following:-

1. G.O. Rt.No.2709, Finance (A&L) Dept, dt. 31-05-2010.
2. G.O.Ms.No.174, Finance (A&L) Dept., Dt:15-05-2010.
3. Govt. Memo.No.1813/OP.A1/2010-1, dated 14-07-2010.
4. Application received from Sri K.Srinivas,Typist – Cum - Assistant, Housing Department, Dated:07-06-2010.

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O R D E R:

Under Article 226 and 233 (A) of the A.P. Financial Code Volume I and the Rules for the grant of loans to the Government Servants for House Building purposes, sanction is hereby accorded for payment of an advance of Rs.5,00,000/- (Rupees Five Lakhs Only) to Sri K.Srinivas, Typist – Cum – Assistant,Housing Department, which shall be paid as follows:

- i) the first instalment amount of Rs.1,25,000/- (Rupees One lakh Twenty five thousand only) which is ever less than 25 percent of the sanctioned para 1 above shall be paid for purchase of site on executing on agreement and Surety Bonds in the prescribed forms for the repayment of the advance as required under the Rules before drawal of the amount.
- ii) the second instalment of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand only) which is above 50% of the advance sanctioned shall be paid on his mortgaging the site purchased by him in favour of the Government and on furnishing of an approved House Plan and Estimates.
- iii) the third and final instalment of Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand only) of the sanctioned advance shall be paid after the construction of the building has reached the roof level and on production of necessary certificate from the competent authority not lower in rank than the Deputy Executive Engineer (R&B) Department to the effect that the development of the area in which the house built, is provided with the facilities such as water supply, lighting, roads, drainage and sewerage etc.

2. The land must be purchased the sale deed thereof to be produced and the site mortgaged to Government in Housing Department within 2 months from the date of drawal of 1<sup>st</sup> instalment, failing which, the loanee shall be liable to refund at once the entire amount to Government together with the interest thereon.

3. The grant of advance to the above individual for construction of the house is subject to the following conditions:

- i. The construction of the house should be carried out in accordance with the approved plan and specifications on the basis of which the amount of advance for construction of house has been sanctioned. The Plan specifications must not be deviated.
- ii. The construction of house shall be completed within 18 months of the date on which the first instalment is paid. Failure to do so, the loanee shall refund the entire amount of advance together with interest thereon as per rules and orders. The date of completion must be reported to the Government without any delay.
- iii. Immediately on completion of the construction of the house the grantee shall insure the house at his own cost, for a sum not less than the amount of the advance with interest due thereon and shall keep it so insured against damage by fire, flood, cyclone or lightning and renew the insurance from time to time till the loanee completely repay the loan amount with interest.
- iv. The house must be maintained in good condition with his own cost and he shall continue to pay all Municipal and Local taxes regularly until the advance with interest is paid in full. He shall also keep it free from all encumbrances.

4. The advance sanctioned in para (1) above to the individual shall be recovered in (180) monthly instalments. The recovery shall be made at the rate of Rs.3275/- (Three

Thousand Two Hundred and Seventy Five only) as 1st instalment and the remaining (179) instalments @ Rs 2775/- P.M. The recovery shall commence from 19<sup>th</sup> month after the G.O. issued.

5. The advance sanctioned in para 1 above shall carry simple interest at 5.50% per annum from the actual date of drawal of the advance. The rate of interest has been fixed provisionally and is subject to revision from time to time. Interest shall be recovered from the grantee in (15) monthly instalments. Recovery of interest shall commence from the month following the month in which the last instalment of loan amount is recovered. Penal interest at one and a half time the normal rate of interest mentioned above shall be collected from the grantee in case he fails to fulfill any of the conditions laid down in rule.

6. It will be open to the grantee to repay the amount in shorter period, if he so desires. In any case, the entire advance together with interest thereon must be repaid in full before the date on which he is due to retire from service.

7. In case the grantee does not repay the balance of the advance together with interest thereon due to the Government on or before the date of his retirement, it shall be open to the Government to enforce the security of the mortgage at any time thereafter and recover the balance advance together with interest and cost of recovery by the sale of the house or in such other manner as may be permissible under the law. The recovery of advance shall be effected through the monthly pay/leave salary bills of the grantee.

8. If the grantee ceases to be in service for any reason other than the normal retirement / Superannuation or if he dies before the repayment of the advance with interest in full, the entire outstanding amount of the advance shall become payable to the Government forthwith. Any balance remained unpaid shall be recovered from the retirement gratuity that may be sanctioned to him.

9. The property mortgaged to the Government shall be reconveyed to him or to his successor in interest, as the case may be, after the advance together with interest has been repaid to the Government in full.

10. The expenditure shall be debited to the Head of Account "7610 – Loans to Government Servants – MH (210) – House Building Advance – SH (05) – Loans to other Officers".

11. The Dy. P.A.O., Secretariat Branch, Hyderabad is informed that the expenditure shall be debited to the Head of Account "7610 – Loans to Government Servants – MH (210) – House Building Advance – SH (05) – Loans to other Officers".

12. The spouse of the individual is not a Government Servant.

13. The Housing Department shall draw the first instalment amount of Rs 1,25,000/- (One Lakh Twenty Five Thousand Only) sanctioned to him in para (i) above through cheque in favour of Sri B.Dasarath S/o Late B.Gandaiah resident of H.No.Plot No.52, kamalanagar, Vanasthalipuram, Hyderabad and pay to the individual.

14. This order does not require the concurrence of the Finance Department under the rules in force of orders on the subject.

( BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

M.SAMUEL

PRINCIPAL SECRETARY TO GOVERNMENT

To

Sri K.Srinivas, Typist – Cim - Assistant, Housing Department.  
The Deputy Pay & Accounts Officer, Secretariat Branch, Hyderabad.  
The Housing (Claims) Department.  
The Pay & Accounts Officer, A.P. Hyderabad.  
The Accountant General, A.P. Hyderabad.  
The District Treasury Officer, Hyderabad.  
SF/SC.

// FOR WARDED : : BY ORDER //

SECTION OFFICER